

CITY OF CHARLESTON

PLANNING COMMISSION MEETING REPORT

MEETING OF MAY 17, 2017

A meeting of the City of Charleston Planning Commission was held at **5:00 p.m., on Wednesday, May 17, 2017** in the Public Meeting Room, 1st Floor, 2 George St. The following applications were considered:

REZONINGS

1. **445 Meeting St (Peninsula) TMS# 4590901045** - approx. 2.2 ac. Request rezoning from General Business (GB) to Planned Unit Development (PUD).
DEFERRED BY APPLICANT
2. **445 Meeting St (Peninsula) TMS# 4590901045** - approx. 2.2 ac. Request rezoning from 80/30 and 55/30 Old City Height Districts to 100/30 Old City Height District.
DEFERRED BY APPLICANT
3. **Brockman Dr (James Island) TMS# 4251100138, 264, 265, 266 & 296** – approx. 0.32 ac. Request rezoning from Single-Family Residential (SR-1) to Diverse Residential (DR-1F).
RECOMMENDED APPROVAL
4. **575, 577 & 579 Meeting St (Peninsula) TMS# 4631604021, 020 & 019** – 0.764 ac. Request rezoning from General Business (GB) to Light Industrial (LI).
DEFERRED BY APPLICANT

SUBDIVISIONS

1. **Murraywood Rd (Johns Island) TMS# 3120000026 & 182** – 2.71 ac. 9 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1) and Single- & Two-Family Residential (STR).
APPROVED WITH CONDITIONS
2. **Johnston Point, Phase 2 (Murraywood Rd – Johns Island) TMS# 3120000023 & 024** – 14.0 ac. 50 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1).
APPROVED WITH CONDITIONS
3. **Pine Log Lane Cluster (Brownswood Rd – Johns Island) TMS# 3120000008 & 009** – 29.9 ac. 73 lots. Request subdivision concept plan approval. Zoned Rural Residential (RR-1) and Single-Family Residential (SR-1).
APPROVED WITH CONDITIONS
4. **Greenway Preserve (Mutual Dr – West Ashley) TMS# 3100600106** – 5.22 ac. 18 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-6).
DEFERRED BY APPLICANT
5. **Governors Cay, Phase 5 (Forrest Dr – Cainhoy) TMS# 2710002150** – 6.704 ac. 22 lots. Request subdivision concept plan approval. Zoned Diverse Residential (DR-9).
DEFERRED BY APPLICANT

ZONINGS

1. **2240 Pinehurst Ave (West Ashley) TMS# 3581500023** – 0.30 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

RECOMMENDED APPROVAL

2. **Brownswood Rd (Johns Island) TMS# 2800000054** – 0.13 ac. Request zoning of Single-Family Residential (SR-1). Zoned Rural Residential (RR-3) in Charleston County.

RECOMMENDED APPROVAL

ORDINANCE AMENDMENT

1. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **by amending Section 54-220 (b) (1) pertaining to the list of criteria considered for an exception to be granted by the Board of Zoning Appeals for an accommodations use within the Accommodations Overlay Zone.**

PLANNING COMMISSION DISCUSSED PROCESS AND POTENTIAL AMENDMENTS TO THE ORDINANCE FOR STUDY BY STAFF. A NEW ORDINANCE AMENDMENT WILL BE PRESENTED TO THE COMMISSION FOR ACTION AT A FUTURE MEETING.

APPROVAL OF MINUTES

APPROVED MINUTES FROM THE FOLLOWING MEETINGS: JULY 20, 2016; DECEMBER 21, 2016; JANUARY 18, 2017

REPORT OF THE TECHNICAL REVIEW COMMITTEE

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

Preliminary & Final Plats

1. **Bennett's Bluff (Fort Johnson Road – James Island) TMS# 4280000013** – 31.0 ac. 86 lots. SR-1. Preliminary subdivision plat under review.
2. **Carolina Bay, Phase 21B (Conservancy Lane – West Ashley) TMS# 3070000009** – 16.5 ac. 64 lots. SR-6. Final subdivision plat recorded.
3. **Overture Coburg Road (West Ashley) TMS# 3490800001 & 3491200011** – 36.3 ac. 2 lots. PUD & SR-1. Preliminary subdivision plat approved. Final subdivision plat pending approval.
4. **Woodbury Park, Tract 3 (Hamrick Lane – Johns Island) TMS# 3130000048** – 49.1 ac. 2 lots. SR-1. Final subdivision plat pending approval.
5. **1991 Clements Ferry Road (Cainhoy) TMS# 2680000125** – 5.8 ac. 2 lots. PUD. Final subdivision plat under review.
6. **Parcels BB-5 & CC-6 (Daniel Island Drive – Daniel Island) TMS# 2750000203 & 2770000011** – 21.3 ac. 73 lots. DI-R. Final subdivision plat pending approval.
7. **61 Watroo Point (Daniel Island) TMS# 2711101111** – 0.6 ac. 2 lots. DI-R. Preliminary subdivision plat pending approval.
8. **431 Island Park Drive (Daniel Island) TMS# 2721302066** – 1.1 ac. 2 lots. DI-R. Preliminary subdivision plat pending approval.
9. **Fifth Avenue (West Ashley) TMS# 4180700118** – 0.5 ac. 3 lots. SR-2. Preliminary subdivision plat under review.
10. **Minnie Street (West Ashley) TMS# 4181100074** – 0.2 ac. 2 lots. SR-2. Preliminary subdivision plat under review.

11. **Cross Creek (Folly Road – James Island) TMS# 4240000013** – 5.9 ac. 2 lots. GB. Preliminary subdivision plat pending approval.
12. **Line Street Railroad Right-of-Way (Peninsula)** – 0.9 ac. 1 lot. Preliminary subdivision plat approved. Final subdivision plat pending approval.
13. **Woodbury Park, Phase 2 (Hamrick Lane – Johns Island) TMS# 3130000048** – 10.9 ac. 38 lots. SR-1. Preliminary subdivision plat pending approval.
14. **Tract B-2 & William E. Murray Boulevard Extension (West Ashley) TMS# 3060000012 & 933** – 22.2 ac. 4 lots. GB. Final subdivision plat pending approval.
15. **Lucky Road (James Island) TMS# 3410000026 & 103** – 3.2 ac. 3 lots. SR-1. Final subdivision plat pending approval.
16. **Heritage Oaks, Phase 2 (Ferguson Road – James Island) TMS# 33700000457** – 2.9 ac. 14 lots. SR-3. Final subdivision plat pending approval.
17. **Floyd Drive (West Ashley) TMS# 3010000027** – 152.0 ac. 2 lots. GB & GP. Preliminary subdivision plat approved. Final subdivision plat pending approval.
18. **1012 Harbor View Road (James Island) TMS# 4261100011** – 0.4 ac. 4 lots. DR-1F. Preliminary subdivision plat approved. Final subdivision plat pending approval.
19. **The Villages at St. Johns Woods, Phase V-1 (St. Johns Woods Parkway – Johns Island) TMS# 2790000143** – 17.6 ac. 20 lots. PUD. Final subdivision plat pending approval.
20. **123 & 125 Moultrie Street (Peninsula) TMS# 4600301039 & 055** – 0.2 ac. 2 lots. DR-1. Preliminary subdivision plat pending approval.
21. **Farr Street Extension (Daniel Island) TMS# 2750000182** – 12.7 ac. 3 lots. DI-R. Preliminary subdivision plat pending approval.
22. **Essex Village (Henry Tecklenburg Drive – West Ashley) TMS# 3090000003** – 12.7 ac. 41 lots. PUD. Preliminary subdivision plat pending approval.
23. **Grand Oaks, Phase 4 (Proximity Drive – West Ashley) TMS# 3010000694** – 11.3 ac. 9 lots. PUD. Final subdivision plat pending approval.
24. **Freeman's Point Shared Open Space Lots (Eutaw Battalion Drive – James Island) TMS# 4270000065** – 1.3 ac. 4 lots. PUD. Final subdivision plat pending approval.
25. **Harbor View Oaks (Harbor View Road – James Island) TMS# 4240700029** – 2.6 ac. 4 lots. SR-1. Final subdivision plat under review.
26. **Oakfield, Phase 5A (Cane Slash Road – Johns Island) TMS# 2780000043** – 32.3 ac. 57 lots. PUD. Preliminary subdivision plat approved.
27. **Oakfield, Phase 5B (Cane Slash Road – Johns Island) TMS# 2780000128** – 25.1 ac. 57 lots. PUD. Preliminary subdivision plat approved.

Road Construction Plans

1. **Brisbane Cluster Development (Central Park Road – James Island) TMS# 3400100011 & 050** – 6.6 ac. 30 lots. SR-1. Road construction plans under review.
2. **Bennett's Bluff (Fort Johnson Road – James Island) TMS# 4280000013** – 31.0 ac. 86 lots. SR-1. Road construction plans under review.
3. **Woodbury Park, Phase 2 (Hamrick Lane – Johns Island) TMS# 3130000048** – 10.9 ac. 38 lots. SR-1. Road construction plans under review.
4. **Harmony (Shelby Ray Court – West Ashley) TMS# 3060000003** – 166.4 ac. 215 lots. PUD. Road construction plans under review.
5. **Farr Street Extension (Daniel Island) TMS# 2750000182** – 12.7 ac. 3 lots. DI-R. Road construction plans under review.
6. **Nabors Drive Townhomes (James Island) TMS# 4281600013, 046-048, 052** – 3.9 ac. 25 lots. DR-9. Road construction plans pending approval.
7. **Essex Village (Henry Tecklenburg Drive – West Ashley) TMS# 3090000003** – 12.7 ac. 41 lots. PUD. Road construction plans under review.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 2 George St, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting www.charleston-sc.gov/pc. In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.